

# TRIPLE *S* PLANNING COMMISSION AGENDA

March 19, 2024  
6:30 p.m.  
Stratton Center  
215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, which will be considered by the Commissioners and made a part of the public record. When all discussion is complete, a motion will be called for regarding the item presented. The Commissioners will then vote on the motion. If the item presented is a zone change request or a zoning regulation change, the Commissioner's vote will be a recommendation to the governing body. All other votes by the Commission result in final action.

## CALL TO ORDER

### I. GENERAL BUSINESS

- A. Minutes from the February 20, 2024 Regular Meeting
- B. February 2024 Financial Statement

### II. OLD BUSINESS

#### A. ZONE CHANGES

- 1. **Zone Change – Z-478-24 – Courtney L. & Meghan E. Roberts – 2347 & 2395 Shelbyville Road – Shelby County** – The zone change request is from Residential (R) to Highway Commercial (C-4). The total area to be rezoned is 14.04 acres.

**POSTPONED**

**until April 16, 2024**

### III. NEW BUSINESS

#### A. ZONE CHANGES

- 1. **Zone Change – Z-468-23 & Waiver Request – R & K Jordan Properties, LLC – Peytona Beach Road – Shelby County** – The zone change request is from Residential Estates (RE) to Neighborhood Business (C-2). The total area requested to be rezoned is 2.02 acres. The waiver request is to waive the requirement for paving and curbing of the parking areas. The waiver request is from Section 1008 of the Shelby County Zoning Regulations.

#### B. SUBDIVISION PLATS

- 1. **Agricultural Plat with a Variance Request – S-1968-24 – Heartland Farms, LLC & Shane & Darla Leavell – 162 Shehan Lane & Henry Smith Road – Shelby County** – The plat proposes to Amend Tract 6A & 7 of the WM. Martin Farm Divided and 23 acres owned by the Leavell's and divide the property into five tracts. The variance request is from Section 652.4 of the Shelby County Zoning Regulations to reduce the front yard setback for proposed Tract 5 from 100 feet to 22 feet. The property is zoned Agricultural (A).

- 2. Preliminary Plat with a Variance Request – S-1969-24 – Old Seven, LLC – Old Seven Mile Pike – Shelby County** – The plat proposes 119 lots on 27.2 acres. The variance request is to increase the open space from 0.3 acres to 2.55 acres. The variance is from Section 4-900 of the Shelby County Subdivision Regulations. The property is zoned Multi-Family Residential (R-4).

**POSTPONED**  
**until April 16, 2024**

- 3. Amended Preliminary Plat – S-1970-24 – Bridlewood Estates – Bridlewood Avenue – Shelbyville** – The Amended Preliminary Plat proposes 151 lots on 45.709 acres. The property is zoned Medium Density Residential (R-3).

#### **C. WAIVER REQUESTS**

- 1. Waiver Request – S-1971-24 – IMI-Shelbyville – Taylorsville Road & Harry Long Road – Shelby County** – The development plan proposes a concrete plant on 13.54 acres and the waiver request is to waive the requirement for paving and curbing the parking and vehicle use areas. The waiver request is from Section 1008 of the Shelby County Zoning Regulations. The property is zoned Heavy Industrial (I-2).

#### **D. BOND RELEASES**

- 1. Hartman Septic & Excavating** – Final Bond Release – Amount of Release = \$6,875.00
- 2. I-64 Logistics Center** – Partial Bond Release – Amount of Release = \$1,325,899.00

#### **IV. REPORTS**

1. February 2024 Monthly Report

#### **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission  
April 16, 2024 at 6:30 p.m.**